

ATTACHMENT C

SUMMARY OF PROPOSED DEVELOPMENT STANDARDS

Height of Front Porch: The top plate height of a proposed front porch shall not exceed the top plate height of the existing first story, or 10' high, whichever is less. The front porch shall not exceed one-story.

Design of Front Porch: A proposed new front porch shall be located under the existing roofline. Or the roofline of a proposed new front porch shall be the continuation of the existing roof of the main residence.

Height of Second-Story: The floor height (i.e. the height from the bottom plate to the top plate) of a second floor shall be limited to the same height or lower than the existing floor height of the existing first floor.

Front Setback of Second-Story: Front façade of a second story shall be setback a minimum of 10 feet from the front façade of the existing first floor. In case of a new residence, the front façade of a second story shall be setback a minimum of 10 feet from the façade of the proposed first floor.

Side Setback of Second-Story: The second story of the main structure and any portion of the main structure over 10 feet in height shall be set back a minimum of five feet from the existing first floor side walls. In case of a new residence, the side walls shall be setback a minimum of five feet from the proposed first floor side walls.

Size of Second-Story: The maximum allowed floor area of a second story shall be limited to 50 percent of the proposed floor area of the first story (including attached garage).

Roof Pitch: Roof pitch of additions shall be consistent with the roof pitch of existing residence. For complete remodels and new construction, roof pitch shall be a maximum of 4:12.